



17 Sidmouth Avenue Flixton Manchester M41 8ST

£625,000

BEAUTIFULLY PRESENTED! HOME ESTATE AGENTS are proud to offer for sale this well appointed four bedroom extended detached family residence situated on a peaceful Flixton cul de sac. If you are looking for a property in genuine 'move in' condition be sure to book your viewing. In brief the accommodation to the ground floor comprises welcoming hallway, bay fronted dining room, spacious lounge with Inglenook fireplace, eat in modern kitchen, utility room & downstairs WC. To the first floor there is a shaped landing, family bathroom, the four bedrooms & an ensuite shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a driveway providing ample off road parking which leads to the integral garage. To the rear there is a large wooden decked area with mainly lawned garden beyond, all of which is fenced for privacy. Ideally placed for the well regarded schools, amenities & Trafford General Hospital. A credit to our clients. To book your viewing call the team at HOME.

- Four bedroom detached family home
- Beautifully presented
- Cul de sac location
- Generous rear garden
- Driveway & garage
- Dining room
- Spacious lounge
- 'Eat in' modern kitchen & utility
- Downstairs WC
- Ensuite shower room



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Hallway

uPVC double glazed door to the front with uPVC double glazed surround. Wooden effect floor, radiator and stairs to the first floor.

Dining room 12'0" x 10'7" (3.66m x 3.25m)

UPVC double glazed bay window to the front, wooden effect flooring, picture rail and radiator.

Lounge 14'4" x 14'2" (4.37m x 4.34m)

uPVC double glazed box bay window to the rear, plate rack, wooden effect floor and radiator. Feature Inglenook fireplace with uPVC double glazed windows to the front and the rear.

'Eat in' kitchen 11'3" x 16'4" (3.45m x 5.00m)

uPVC double glazed French doors leading to the rear garden and uPVC double glazed window to the rear. A range of matching fitted wall and base units with a quartz worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated dishwasher and fridge.

Utility room 5'10" x 9'2" (1.79m x 2.80m)

Fitted worktop with space below for appliances. Cupboard housing the gas central heating boiler. Radiator. Access through to the storage garage.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling.

Shaped landing

Open balustrade.

Bedroom one 7'10" x 18'5" (2.40m x 5.62m)

Two uPVC double glazed bay windows to the front and radiator.

Ensuite shower room

A contemporary three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment, tiled floor and ladder radiator. uPVC double glazed window to the side.

Bedroom two 11'3" x 11'0" (3.43m x 3.36m)

uPVC double glazed bay window to the front and radiator. A range of floor to ceiling modern built in wardrobes with ample hanging and shelving space.

Bedroom three 10'11" x 11'0" (3.35m x 3.36m)

uPVC double glazed window to the rear and radiator. A comprehensive range of modern fitted wardrobes with ample hanging and shelving space. Fitted matching drawers.

Bedroom four 7'0" x 8'0" (2.14m x 2.46m)

uPVC double glazed window to the rear and radiator.

Family bathroom

A contemporary four piece suite comprises low level WC, wash hand basin, bath and large shower cubicle. Tiling to compliment and tiled floor. Radiator and uPVC double glazed window to the rear.

Storage garage 8'9" x 9'2" (2.69m x 2.80m)

Up and over door to the front. Power and lighting. Entrance to the utility room.

Externally

Externally to the impressive rear garden there is a large wooden decked patio with generous lawned garden beyond which leads to a patio area with mature beds. There is a garden shed.

Tenure

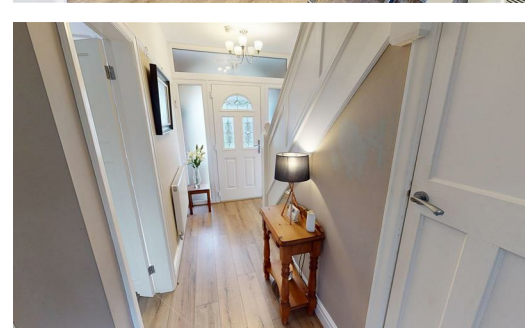
The property is freehold.

Council tax

The property is council tax band D.

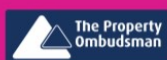
Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

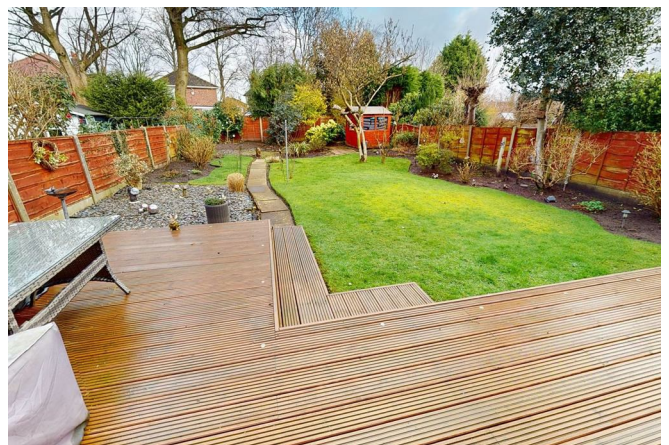
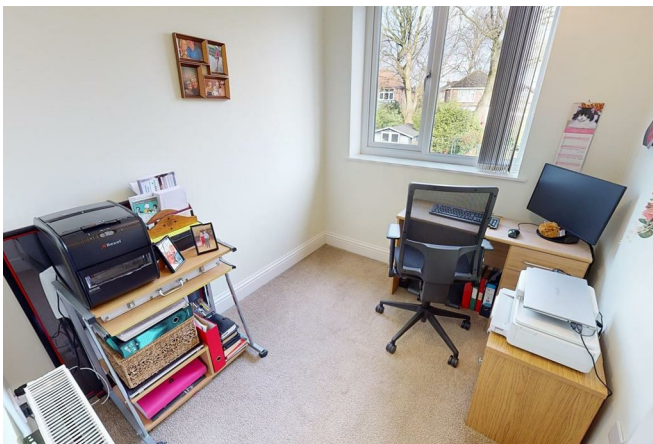


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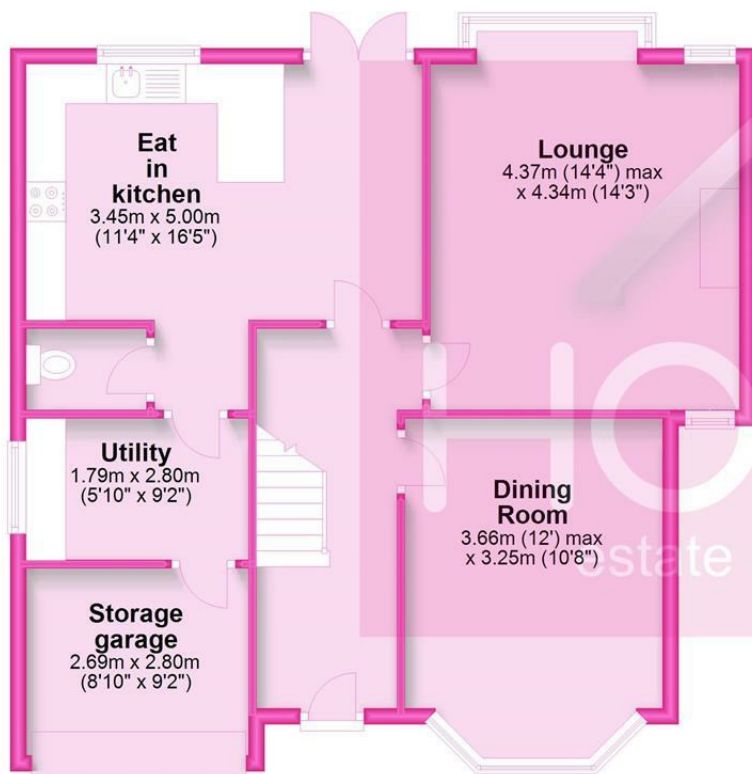
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Ground Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 132.2 sq. metres (1422.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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